

~~Deed Ref.~~
48-1-79

44-26

WARRANTY DEED

005890

DENNIS K. LUCE and SYLVIA D. LUCE of Waterville, County of Kennebec and State of Maine for consideration paid, grant to DENNIS K. LUCE and SYLVIA D. LUCE of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at a point on the southerly side of Western Avenue at the northeast corner of land now or formerly of Percy Loud, thence going in an easterly direction along the southerly side of Western Avenue thirty (30), feet more or less, to a point; thence going in a southwesterly direction and parallel with the easterly line of land of said Percy Loud a distance of one hundred ten (110) feet, more or less, to an iron pipe embedded in concrete; thence southeasterly a distance of eighty-two (82) feet, more or less, parallel to a wooden fence and extension thereof to a point on the northwesterly line of land now or formerly of Seldon E. Whitcomb; thence in a southwesterly direction along land of said Whitcomb to an iron rod; thence southwesterly along the northwesterly line of land formerly of the devisees of George Ware and others now partially of Dennis K. Luce et al, as described in a deed recorded in the Kennebec County Registry of Deeds in Book 2949, Page 50 one hundred ten (110) feet to an iron pin; thence northwesterly fifty-two and four tenths (52.4) feet to an iron pin; thence northeasterly one hundred twenty-five and eight tenths (125.8) feet to a fence post and stake in the easterly line of land formerly of Percy Loud, thence continuing in a northeasterly direction in the same line to the point of beginning.

The purpose of this deed is to clarify the location of land of Grantors and land of Dennis K. Luce that he is planning to convey. Reference is made to a deed to the Grantors herein from Albert Fortin et al., dated September 4, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2320, Page 80 and to a deed from Antoine Rossignol et al., to Dennis K. Luce dated October 31, 1986 and recorded in said Registry of Deeds in Book 3049, Page 101.

WITNESS our hands and seals this 7th day of April, 1988.

Lisa A. Byrne
witness

Dennis K. Luce
DENNIS K. LUCE

Lisa A. Byrne
witness

Sylvia D. Luce
SYLVIA D. LUCE

THE STATE OF MAINE
Kennebec, ss.

April 7, 1988

Then personally appeared the above named DENNIS K. LUCE and SYLVIA D. LUCE and acknowledged the foregoing instrument to be their free act and deed.

Before me, Tandra L. Chapman
Notary Public
Tandra L. Chapman



My Commission Expires: 11-17-91

RECEIVED KENNEBEC SS.

1988 APR -8 AM 9:00

ATTEST: Thomas R. Munn
REGISTER OF DEEDS